

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westland**

State: **MI**

PJ's Total HOME Allocation Received: **\$5,394,369**

PJ's Size Grouping*: **C**

PJ Since (FY): **1995**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 20			
% of Funds Committed	91.98 %	88.90 %	7	90.66 %	62	64	
% of Funds Disbursed	86.61 %	81.55 %	5	81.06 %	68	72	
Leveraging Ratio for Rental Activities	5.48	3.2	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.00 %	89.94 %	14	81.27 %	46	58	
% of Completed CHDO Disbursements to All CHDO Reservations***	91.66 %	71.05 %	2	68.23 %	87	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.39 %	87.54 %	17	79.86 %	21	20	
% of 0-30% AMI Renters to All Renters***	51.97 %	52.30 %	11	44.82 %	62	65	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	84.21 %	97.56 %	18	94.65 %	11	9	
Overall Ranking:			In State:	5 / 20	Nationally:	77 79	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,664	\$26,306		\$25,419	152 Units	68.20 %	
Homebuyer Unit	\$26,488	\$17,484		\$14,530	71 Units	31.80 %	
Homeowner-Rehab Unit	\$0	\$22,620		\$20,251	0 Units	0.00 %	
TBRA Unit	\$0	\$5,932		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westland MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,999	\$46,442	\$0
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 4.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	81.3	49.3	0.0	0.0
Black/African American:	12.5	49.3	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.8	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.8	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.8	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.9	1.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	36.7	47.9	0.0	0.0
2 Persons:	15.6	25.4	0.0	0.0
3 Persons:	13.3	18.3	0.0	0.0
4 Persons:	20.3	4.2	0.0	0.0
5 Persons:	8.6	1.4	0.0	0.0
6 Persons:	4.7	2.8	0.0	0.0
7 Persons:	0.8	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.3	49.3	0.0	0.0
Elderly:	5.5	2.8	0.0	0.0
Related/Single Parent:	33.6	29.6	0.0	0.0
Related/Two Parent:	18.8	14.1	0.0	0.0
Other:	10.9	4.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	28.1	0.0 [#]
HOME TBRA:	0.0	
Other:	19.5	
No Assistance:	52.3	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westland

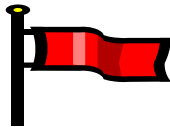
State: MI

Group Rank: 77
(Percentile)

State Rank: 5 / 20 PJs

Overall Rank: 79
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	91.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.39	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	84.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.18	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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